

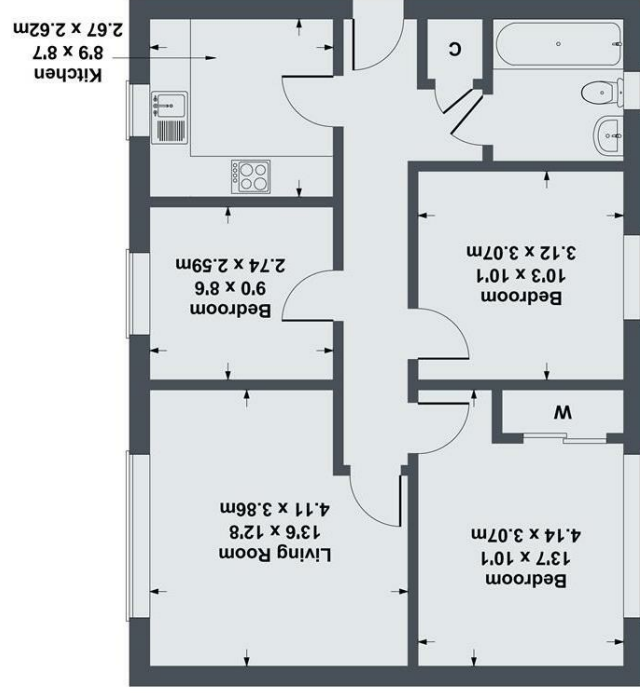
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	83
Potential	85

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2024



47 Bouch Way, Barnard Castle
 Approximate Gross Internal Area
 740 sq ft - 69 sq m



47 BOUCH WAY

Barnard Castle, County Durham DL12 8FD



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Barnard Castle, County Durham DL12 8FD

47 Bouch Way is a spacious first floor apartment which offers three bedrooms along with a living room, kitchen, bathroom and one allocated parking space.



GSC GRAYS
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Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

47 Bouch Way is a first floor apartment with accommodation briefly comprising: Entrance hall. Kitchen with fitted wall and base units, contrasting work surface, sink with mixer tap and drainer, space for white goods and the following integrated appliances: electric oven, gas hob, extractor hood and dishwasher. Living room with double glazed window to front elevation and electric fire. Three bedrooms. Bathroom with pedestal hand wash basin, bath with shower over, WC, fully tiled walls and vinyl flooring.

Externally

Externally there is one allocated parking space.

Tenant

Please note the property is currently tenanted. This property can be purchased with tenant in situ or alternatively notice can be given. The tenancy is agreed on a AST with a rent of £600pcm.

Council Tax and Local Authority

For Council Tax purposes the property is banded B.
Durham County Council Tel: 03000 26 00 00.

Services

Mains electricity, drainage, gas and water. Gas fired central heating.

Particulars

Particulars written in October 2024
Photographs taken in February 2019

The property is believed to be offered leasehold with vacant possession on completion. The lease being 150 years from the 1st July 2003 with approximately 129 years remaining. Annual service charge is £750.00 and an annual ground rent of £150.14.

